

1/4/19 C: Kevin Pearson  
Eric Labrot  
Cindy Perrine  
BB CD

## Memorandum

To: Todd Dumais, Town Planner

From: Mark K. McGovern, Director of Community Development *MM*

Date: January 4, 2019

Re: 27 Park Road and 14 Ringgold Street – Special Development District 145  
Application for Development in a Special Flood Hazard Area

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In accordance with Chapter 177-8-F, and after consultation and review with you and the Town Engineer, I hereby approve LEX-LAZ West Hartford, LLC's application for development in a special flood hazard area.

cc: Duane Martin, Town Engineer



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7520 FAX: (860) 561-7528  
[www.westhartford.org](http://www.westhartford.org)



## MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: Duane J. Martin, P.E., Town Engineer *DJM*  
Julie A. Viera, P.E., Civil Engineer II *JAV*

RE: One Park  
27 Park Road

DATE: January 4, 2019

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The Engineering Division reviewed the revised One Park plan set (Dated December 31, 2018), the revised Storm Drainage Report (Dated December 31, 2018) and Sheets CG101, CG503 and south storm drainage system (Dated January 3, 2019) and have no additional comments. The applicant addressed all of the previous Engineering Division comments. Therefore, we find the application to be acceptable.

1/2/19 C-219

# LANGAN

## Memorandum

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

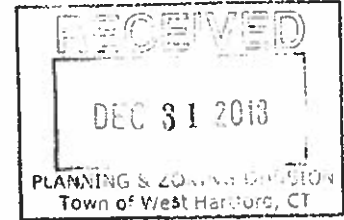
**To:** Todd Dumais, West Hartford Town Planner

**From:** Nathan Kirschner- Langan  
Henry Withers- CR3  
Robin Pearson- Alter & Pearson (A&P)  
Dean Gustafson- All Points  
Tony Amenta- Amenta|Emma (A|E)  
Ken Woodward- Construction Cost Solutions, LLC (CCS)

**Copied:** Duane J. Martin, P.E., Town Engineer  
Julie A. Viera, P.E., Civil Engineer II

**Date:** December 31, 2018

**Re:** Response to Planning Comments  
One Park  
27 Park Road  
West Hartford, Connecticut  
Langan Project No.: 140184201



This memorandum addresses comments raised by Mr. Duane Martin and Julie Viera in their December 18, 2018 memo. Each question/comment is followed by our response in bold font and is stated below:

1. The plan shall demonstrate compliance with Section 177-6 E Standards for Multifamily Districts. More specifically the following items should be addressed or clarified:
  - a. The revised plans refer to mean grade elevation. Please provide the analysis demonstrating how / where this was calculated. Reference is made to building height in the Zoning Standards Table on Sheets LL100, however, this number does not correspond to the values provided on the architectural plans.

**Response: Refer to the attached mean grade calculation exhibit for mean grade calculation. (A|E)**

2. Staff notes that a trash and recycling management statement and/plan was provided as requested and is still under review. That being said, the following additional items should be addressed or clarified:
  - a. Will the proposed container 1-10yards be visible above the proposed trash enclosure screening?

**Response: The containers will not be visible above the trash enclosure screening. (CR3)**

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- b. Will the applicant consent to a restriction on the hours of trash service?

**Response: Yes. (A&P)**

3. The site plan shall demonstrate compliance with Section 177-25 Shielding of outdoor lighting. More specifically the following items should be addressed or clarified:

- a. Based on the provided photometric plans, some light spillage occurs off the subject property. Please adjust the lighting levels to ensure '0.0' foot candles at all property boundaries.

**Response: The site lighting plan has been revised to ensure 0.0 foot candles at all property boundaries. (CCS)**

- b. The following additional details are required for the sight lighting:

- i. Please confirm that all fixtures (parking lot and walkway lighting) are "Dark Skies" friendly and any source of illumination being shielded from view from adjacent properties.

**Response: All fixtures will meet "dark sky" requirements. (CCS)**

- ii. The bollard lighting should be located on the photometric plan.

**Response: The site lighting plan has been revised accordingly. (CCS)**

- iii. Please provide a detail for each proposed parking lot fixture.

**Response: Details have been added to the site lighting plan. (CCS)**

- iv. Please provide a detail for the proposed light poles. Staff suggests the height be reduced to a more pedestrian residential scale down from the 15' number provided in the luminaire schedule.

**Response: Additional lighting details will be submitted as a supplement to this submission, no later Thursday January 3<sup>rd</sup>. The lighting plan will be updated to reflect a 12' pole height. Additional details regarding the light poles will be included as part of this supplement. (CCS)**

- v. Is the proposed signage illuminated? If so, please include appropriate lighting detail.

**Response: The proposed signage at the entrances on both Prospect and Park will be interior lit. (CCS)**

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- c. Any site lighting shall be located on the appropriate plan sheets. Please confirm that all proposed building lighting is now called out on the architectural sheets.

**Response: Confirmed. All proposed building mounted lighting will be shown on the architectural sheets. (CCS)**

- 4. The site plan shall demonstrate compliance with Section 177-27 Drainage water. More specifically, the review comments provided by the Engineering Division in their 12/19/18 memorandum shall be addressed.

**Response: Comments from the Engineering Division have been addressed in a separate memo. (Langan)**

- 5. The plan shall demonstrate compliance with Section 177-33 Signage. More specifically the following items should be addressed or clarified:
  - a. Please provide the dimensional details for each proposed sign along with any proposed methods of illumination.

**Response: Exterior signage can be found on sheet A300. (CCS)**

- 6. The site plan shall demonstrate compliance with Section 177-34 Screening and Landscaping. More specifically the following items should be addressed or clarified:
  - a. The quantity values for each type of planting shown in the Planting List on Sheet LV101 were not provided. Please update the chart.

**Response: Updated drawings provide the information noted. (CR3)**

- b. Were any additional screening / plantings considered between the brook and Ringgold (similar to that approved under the previous plan).

**Response: Because the existing house is shown to remain for now, the screening along Ringgold has been modified somewhat from the previous plan, but the updated drawings reflect additional screenings in that area. (CR3)**

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7. A comprehensive construction staging and management plan was not provided. The response comments indicate this was provided on sheet CE101 and CE102. However, the information provide lacks sufficient details and should include at a minimum, construction entrances to the site, construction trailer locations, construction vehicle parking locations and a project phasing plan.

**Response: Sheets CE101 and CE102 have been revised to include the requested items and phasing notes. (Langan)**

8. Bicycle parking and storage locations were identified within the proposed parking garage but details for the rack type were not. Please provide the associated detail for each location. Additional, bicycle parking should be considered for visitors outside of the garage areas.

**Response: Bike rack product information has been added within the Architectural Drawings. Bike rack storage locations within striped areas of the parking garage will be available for visitor use. (A|E)**

9. Please provide a written update on the status of the neighborhood outreach efforts. This should be provided in advance of the TPZ/IWW meeting.

**Response: Enclosed with this submission under separate cover Coursey & Company has provided a Preliminary Community Neighborhood Outreach Report dated December 27, 2018. (Langan)**

10. Additional architectural information is required, more specifically the following items should be addressed:

- a. Mechanical information was provided with the architectural plans, however, details for the type of HVAC equipment were not.

**Response: Rooftop HVAC equipment as shown on the architectural drawings are to be condenser units for interior heating units. Exact sizes are to be verified within subsequent design phases, but the largest anticipated unit is to have a 3' x 3' footprint and be a total of 4' tall (3' unit on 1' curb).**

- b. Provide details for the following architectural features:

- i. Pool House in the courtyard and the surround pool area (the later may need to be detailed on the site plans).

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**Response:** Refer to enlarged floor plan and exterior elevations within Architectural drawings for additional information related to the Pool House. Majority of existing building exterior is to be maintained, with the insertion of (2) overhead doors on the North side and a man door on the West for access. Refer to updated landscape drawings for additional information regarding the courtyard and pool area design.

11. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:
- a. Please provide a graphical plan summarizing the current proposal versus the previous approved plan. This will help to show areas of change or difference between the two projects, especially with respect to the wetlands.

**Response:** A graphical plan has been provided in the updated drawings. (CR3)

- b. The revised plans indicate 0.2 acres of wetlands creation. Please identify this area on the plan and describe how the wetlands will be created.

**Response:** The bottom of the proposed flood compensatory storage area at elevations 44' and 45' will be planted with a New England wetland seedmix that contains a variety of native grasses and forbs that will create a wet meadow habitat. Elevations 44' and 45' are at or below the elevation of the adjacent wetland boundary and as a result the bottom of the flood compensatory storage area will have similar hydraulic characteristics as the adjacent wetland, promoting wetland hydrology in the bottom of the flood compensatory storage area. Topsoil will be segregated from the flood compensatory storage area during grading activities for reuse in the bottom of the flood compensatory storage area. A minimum of 10 to 12 inches of topsoil will be placed in the bottom of the flood compensatory storage area to provide a suitable planting bed for the wet meadow species. (All Points)

- c. Please identify all areas of proposed stream stabilization and more thoroughly document the proposed "Coir Log and Live Stake" method for stabilization.

**Response:** Areas of proposed streambank stabilization are noted on Sheet No. LV100. These locations will be field verified by the wetland scientist to ensure that the linear limits of stream bank exhibiting bank undercut erosion are stabilized. Natural stream bank stabilization methods will be employed using coir logs (interwoven coconut fibers bound together with biodegradable netting). The coir logs will provide temporary physical protection to the eroded section of the stream

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bank while vegetation becomes established and biological protection takes over. Coir logs will be installed at the toe of the stream bank in undercut bank areas to provide immediate protection from further erosion. Live stakes or fascines of native wetland shrubs will be installed along the eroded stream bank section both within the coir log and above the log in the stream bank. Native wetland shrub species proposed for the stream bank stabilization are provided on Sheet No. LV101. (All Points)

- d. If comment 13 below is considered, the Wetlands Report should be updated and should more directly discuss Feasible and Prudent Alternatives.

**Response:** Both the westernmost and southern stormwater discharge points have been moved to eliminate any wetland impacts, resulting in a reduction of 1,961 sq. ft. of wetland impact. In addition, the flood compensatory storage area has been revised to reduce the original 11,823 sq. ft. of temporary impact by 5,823 sq. ft., resulting in 6,000 sq. ft. of temporary wetland impact. A summary of wetland impacts associated with the project, compared to the previously approved Arcadia project, is provided on Sheet No. LL100. It should be noted that the proposed project does not result in any permanent wetland impacts whereas the previously approved Arcadia project resulted in 1,320 sq. ft. of permanent wetland impact and 100 sq. ft. of permanent stream bank impact associated with a stormwater basin outfall directly into the perennial stream. Although the proposed project would result in 6,000 sq. ft. of wetland impact to allow for unrestricted hydraulic connection between the proposed flood compensatory storage area and perennial stream, that wetland impact area is only temporary in nature. The minor grading activities proposed in association with this feature will include a slight cut in grade and would be restored by replacement with the in situ wetland topsoil (10 to 12 inches deep) and planting with the native New England wetland seed mix. Therefore, this area will continue to function as wetland habitat and with the diversity of native grasses and forbs in the New England wetland seed mix the habitat value of the restored wetland areas will be enhanced.

In summary, the proposed project does not result in permanent wetland impact, causes less overall wetland disturbance than the previously approved Arcadia project and provides a comprehensive wetland mitigation plan that includes both creation of new wetland habitat and enhancement of existing wetland habitats along with stream bank stabilization. Therefore, the proposed project represents

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**the most prudent and feasible alternative and will not result in a likely adverse impact to wetland or watercourse resources.**

**The information contained in this response and the referenced materials amend the previously submitted Wetland Evaluation Report, dated October 26, 2018.  
(All Points)**

12. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the required application for development in the Special Flood Hazard Area Section 177-8 F was not submitted along with the IWW or SDD application. The information provided on sheet CG101 is insufficient to determine compliance with this section. At a minimum, please provide the following:
- a. Please provide a graphical plan that depicts all areas of proposed "fill" and proposed "cuts" within the Special Flood Hazard Area.

**Response: A graphical plan has been prepared for our Special Flood Hazard. (Langan)**

- b. Please provide a statement and backup calculations/reports that address the requirements of Sections 177-8 E. (1)(h) Compensatory Storage and (i) Equal Conveyance.

**Response: Calculations are shown in the table on sheet CG101. (Langan)**

13. Please consider pulling back the discharge point for the westernmost Stormtech underground detention system. Properly redesigned, this should avoid any direct wetlands impact to this area.

**Response: Both discharges have been pulled back out of the wetlands. (Langan)**

We trust you will find these responses satisfactorily address your comments. The revisions outlined above have been incorporated into the application documents and included as part of the submission. Please feel free to contact us at either 203-562-5771 or [nkirschner@langan.com](mailto:nkirschner@langan.com) with any questions or should you require additional information.



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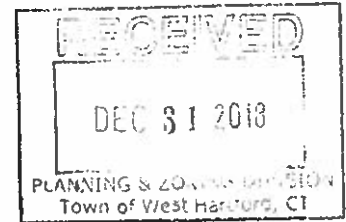
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Response to Planning Comments  
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Response to Planning Comments  
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(All Points)**

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**Response: A graphical plan has been prepared for our Special Flood Hazard. (Langan)**

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**Response: Calculations are shown in the table on sheet CG101. (Langan)**

13. Please consider pulling back the discharge point for the westernmost Stormtech underground detention system. Properly redesigned, this should avoid any direct wetlands impact to this area.

**Response: Both discharges have been pulled back out of the wetlands. (Langan)**

We trust you will find these responses satisfactorily address your comments. The revisions outlined above have been incorporated into the application documents and included as part of the submission. Please feel free to contact us at either 203-562-5771 or [nkirschner@langan.com](mailto:nkirschner@langan.com) with any questions or should you require additional information.

## Catherine Dorau

---

**Subject:** FW: One Park - SDD Trash Management Plan

**From:** John Phillips  
**Sent:** Thursday, December 27, 2018 8:10 AM  
**To:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>  
**Subject:** RE: One Park - SDD Trash Management Plan

Todd –

It is a basic plan and should be sufficient for the day to day waste and recycling materials generated from these residents. This being a subscription service it has no impact on the Town's MSW/recycling volume or town services.

*John*

**From:** Todd Dumais  
**Sent:** Wednesday, December 26, 2018 4:48 PM  
**To:** John Phillips <[JohnP@WestHartfordCT.gov](mailto:JohnP@WestHartfordCT.gov)>  
**Subject:** One Park - SDD Trash Management Plan

John,  
Attached is a copy of the Trash Management Plan for Sisters of Saint Joseph new SDD application currently under review. The plans we previously forwarded to you but this letter was not. Please provide any comments by January 3<sup>rd</sup>.

Any questions, feel free to contact me directly.

Thanks,

Todd Dumais  
Town Planner  
Town of West Hartford  
Department of Community Development : Planning & Zoning Division  
50 South Main Street | West Hartford CT 06107 | T 860.561.7555 | F 860.561.7504

11/13/18 C: Robin Pearson, A. Dran,  
Brian Phillips, Martin Kenney  
Megan Hope, Todd Dumais  
Julie Viera, B. Birmingham



## MEMORANDUM

TO: Todd Dumais, Town Planner  
FROM: *DJM* Duane J. Martin, P.E., Town Engineer  
Julie A. Viera, P.E., Civil Engineer II  
RE: One Park, 27 Park Road  
DATE: November 13, 2018

---

The Engineering Division reviewed the One Park plan set (Dated October 26, 2018) and Storm Management Report (Dated October 2018) and offer the following comments:

### General Comments

1. Provide drainage easements connecting from the proposed fence gates on Park Road and Prospect Avenue to the drainage areas for access to the culverts.
2. Is there a Geotech Report?
3. Include general notes including construction notes, utility notes, sedimentation and erosion control notes, etc.
4. Provide a Demolition Plan.
5. Provide courtyard grading and drainage plans.
6. Please provide backup calculations regarding compensatory storage due to disturbance in the floodplain.
7. Demonstrate intersection sight distances from the full access driveways on Park Road and Prospect Avenue.

### ONE PARK PLAN SET

#### Sheet LL200-LL203

8. Provide callouts. For ex: curb, pavement, walks, walls, lights, markings, signs, etc. and details.



9. Provide traffic signage and signage details for all driveways and internal intersections. Consider traffic signage for the westerlymost drive aisle heading towards the west Park Road driveway. Also, consider traffic signage to control traffic entering and exiting the parking lot near the Prospect Avenue driveway. This intersection could clog traffic flow causing traffic to back up into Prospect Avenue.
10. Is the traffic flow around the circle in the east driveway one way? Signage should be considered to identify the traffic flow.
11. Provide sidewalk ramps at all internal pedestrian crossing locations.

#### **Sheet LV100 and LV200-LV203**

12. Show underground utilities.

#### **Sheet CS002**

13. On Note #9, should Form 816 be changed to Form 817?

#### **Sheet CG101**

14. Yard drain #114 TF is greater contours.
15. Is HDPE going to be used under and or thru building foundation?
16. Show pipe direction on invert callouts. Some have it but not all.
17. Show spot grades on accessible spaces, top of stairs, bottom of stairs, at entrances/exits, critical points in parking lot, etc.
18. What is the area east of the trench drain and west of the courtyard?
19. What is the dashed area just off the south west corner of the parking area?
20. What happens to contours 51-57 on the west side of the parking lot?
21. Label all contours. Mostly on the southern parking lot.
22. Grading and drainage for courtyard areas are not included in the plan set.
23. What is the disposition of the existing drainage?



24. Please call out all walls with top and bottom of wall. Also wall on west side of parking area does not match LL sheets.
25. Are the dumpster locations on the southwest and southeast curbed? Please provide spot elevations.
26. What is the triangle shape near the transformer pad?
27. Label contours along southern face of building.
28. Just south of western dumpster location there are several lines, please clarify.
29. On the east side of the property, near the sidewalk, it doesn't appear that the 51 contour ties into the existing 51 contour?
30. On detention system 201, remove the manifold connection on the downstream end of the isolator row.
31. Are weirs provided in the inlet manholes of the isolator rows to direct the first inch into the isolator row? Provide details.
32. Include on the plans the inspection and maintenance requirements for the underground detention system.
33. Are the proposed flared ends concrete?
34. Show door locations on the plan.
35. The catch basin at the Prospect Avenue driveway should be changed to a Type "CL" top. Consider converting this top to a manhole and adding a Type "C" catch basin north of the Prospect Avenue driveway. This will minimize the vehicle wheel impacts on the abrupt change between the catch basin top and the driveway apron.
36. All sidewalks should continue through the proposed driveways. Consider sloping the sidewalk down to meet the driveway aprons to avoid a steep driveway apron. This will improve vehicular access to the site given the narrow "snow shelf".

#### **Sheet CG501 thru CG503**

37. Include details of the underground detention systems and infiltrator row.
38. What is the maintenance for the outlet control structures? A 2" orifice is easily blocked/clogged.



### **Sheet CE101**

- 39. Will the construction be phased?
- 40. How will the storm water be handled during construction?

### **Sheet CE501**

- 41. Review notes, there is a reference to the hotel and years that have already passed.
- 42. The notes mention sediment traps. Will they be used? Please provide details and sizing calculations.

### **Sheet A101**

- 43. Dimension the parking spaces, aisles and hatched areas.
- 44. Are the two spaces at the very end to the west useable?
- 45. How do the parking areas under the building drain?

### **STORM MANAGEMENT REPORT**

- 46. Review pipe outlet slope on Pond Report to match with the plans.
- 47. Review the tops of frames, pipe lengths and inverts on the Storm Water Collection System versus the plan. Several do not match.
- 48. Provide tail water elevation on storm water systems using the appropriate year storm maximum elevation from the appropriate underground detention system.
- 49. Provide one foot of freeboard in storm water drainage system.
- 50. Manhole #104 doesn't appear to be included in the storm drainage calculations.
- 51. In the calculations for the storm drainage system with structure numbers on the 100's, is line 16 needed?
- 52. Courtyards with no overland flow relief should be designed for the 100-year storm.



53. The total area from the storm sewer systems 3.37ac and 4.53ac does not correspond with the areas in hydrographs 1 at 3.09ac and hydrograph 2 at 4.98ac. Please review.
54. On DACB, the areas of CCB-203, CCB-206 and YD-215 do not match with the areas on the rational 'C' Runoff Coefficient & Area Calculations in Appendix C.

### **TRAFFIC IMPACT STATEMENT**

55. Upon review of the crash history at the intersection of Park Road at Prospect Avenue, left and right turn lanes should be added to the Park Road at Prospect Avenue intersection to address the crash pattern that will be exacerbated by this redevelopment's additional site traffic at this intersection. Previous evaluation of this lane arrangement modification produced an exclusive left turn lane, through lane, and exclusive right turn lane for both Prospect Avenue approaches and the eastbound Park Road approach.
56. Consider relocation of the bus stop and bus shelter that is currently located on the southwest corner of Park Road at Prospect Avenue. One possible solution is to relocate the bus stop to the southeast corner of this intersection. This will allow the modification of the eastbound lane arrangement on Park Road at Prospect Avenue. Currently, there is only one receiving lane on Park Street in Hartford. Eastbound Park Road motorists form two through lanes heading into the single lane on Park Street in Hartford. Modifying the lane arrangement to an exclusive left turn lane, through lane, and exclusive right turn lane will correct this lane drop, but can only be accomplished by relocating the bus stop. Relocation of this bus stop will also clean up the appearance of the corner to this property.

November 21, 2018

Alter & Pearson, LLC  
Robin Pearson, Esq.  
701 Hebron Avenue, P.O. Box 1530  
Glastonbury, CT 06033

**Subject: 27 Park Road (1 Park Road) & 14 Ringgold Street  
Lex-Laz West Hartford, LLC  
Special Development District Application #145-R1-18;  
IWW Regulated Activity #1090**

Dear Attorney Pearson:

The Planning Division received the above-referenced applications, submitted by Lex-Laz West Hartford, LLC and received by the Town Council on November 13, 2018 and by the Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, on November 8, 2018. In my review, I evaluated the following submitted correspondence and plans;

- Transmittal letter titled, *Application of Lex-Laz West Hartford, LLC, to Amend Special Development District #145 to Redevelop the Site at 27 Park Road and 14 Ringgold Street to construct a New Building and Renovate Portions of the Existing Structures to Accommodate 294 Apartments and 36 Residential Units for the Sisters of Saint Joseph* from Robin Pearson, 9 pages, dated 11/2/18;
- Transmittal Letter, *Permit to Conduct Regulated Activities Associated with Amendment to SDD #145 for a 294 Unit Multifamily Development within a New Building and Portions of the Existing Building, 27 Park Road and 14 Ringgold Street, West Hartford* from Robin Pearson, dated 10/26/18;
- *Stormwater Management Report, One Park Sisters of St. Joseph, 27 Park Road, West Hartford*, prepared by Langan CT, Inc. dated October 2018;
- *Traffic Impact Statement One Park Road Residential Development*, prepared by Mark G. Vertucci, PE, PTOE, dated 11/2/18;
- *Preliminary Community Neighborhood Outreach Report, Sister's of St. Joseph – Lexington Partners, LLC 27 Park Road* from Chuck Coursey, dated November 1, 2018;
- *Wetland Evolution Report, One Park Sisters of St. Joseph, 27 Park Road & 14 Ringgold Street, West Hartford*, prepared by Dean Gustafson, Professional Soil Scientist, dated 10/26/18; and



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- Plan set titled – *One Park Road, 27 Park Road & 14 Ringgold Street, West Hartford, Connecticut, Wetlands and SSD Application* prepared by Langan, CR3, LLP and Amenta Emma Architects, 33 Sheets, all dated 10/26/18

for conformance with the current West Hartford Zoning Ordinance and Inland Wetlands and Watercourses Regulations and have the following comments for consideration. Please note that the comments are generally divided as follows: SDD #1-14, and IWWRA 15-20:

1. The plan shall demonstrate compliance with Section 177-6 E Standards for Multifamily Districts. More specifically the following items should be addressed or clarified:
  - a. Include analysis demonstrating compliance with maximum building height. Reference is made to building height in the Zoning Standards Table on Sheets LL100. However, this information is not properly depicted on the architectural plans. Average finished grade shall be calculated and established and building heights depicted accordingly on Sheets A-201-203.
2. A trash and recycling management statement and/or plan should be provided. The plan should include details on the proposed trash enclosures and the types and sizes of dumpsters.
3. The previous approval contemplated splitting approximately 56,648 s.f. of land (an area, more or less, encompassing the existing cemetery) from the existing 27 Park Road parcel. If this is still the plan for that land, staff notes that the submission of a separate Lot Split Application in accordance with Section 177-42B is required.
4. The site plan shall demonstrate compliance with Section 177-25 Shielding of outdoor lighting. More specifically the following items should be addressed or clarified:
  - a. Please provide a photometric plan for any exterior or site lighting. Details for all site lighting, including parking lot lighting should be provide. Fixtures shall be "Dark Skies" compliant, with any source of illumination being shielded from view from adjacent properties.
  - b. Any site lighting shall be located on the appropriate plan sheets. Building lighting on the appropriate architectural sheets.
5. The site plan shall demonstrate compliance with Section 177-27 Drainage water. More specifically, the review comments provided by the Engineering Division in their 11/13/18 memorandum shall be addressed.
6. The site plan shall demonstrate compliance with Section 177-32 Parking. More specifically the following items should be addressed or clarified:
  - a. Parking stall dimensions and drive aisle widths should be properly labeled on the garage plan. If compact spaces are proposed for within the garage, please labeled accordingly.
  - b. Please identify and dimension the 3.5 proposed parking loading spaces.

- c. Are there any proposed parking lot traffic control arms for the main entrances to / from Park and Prospect?
  - d. How are parking spaces allocated among units? Are any spaces provided for dedicated visitor parking?
- 7. The plan shall demonstrate compliance with Section 177-33 Signage. More specifically the following items should be addressed or clarified:
  - a. What, if any, signage is proposed for the buildings and/or ground locations. Please identify locations on the site plans and architectural plans and provide appropriate details, including size, material types and proposed methods of illumination.
- 8. The site plan shall demonstrate compliance with Section 177-34 Screening and Landscaping. More specifically the following items should be addressed or clarified:
  - b. Please provide quantity values for each type of planting shown in the Planting List on Sheet LV101.
- 9. Due to the size of the proposed building and associated parking improvements, a comprehensive construction staging and management plan should be provided and shall include at a minimum, construction entrances to the site, construction trailer locations, construction vehicle parking locations and a project phasing plan
- 10. Please clearly label all retaining walls and perimeter parking area fencing / guard rails. Provide details for such features.
- 11. There are several large rectangles around the perimeter of the new building that are not labeled. Please provide labels and details for these features.
- 12. What, if any, bicycle storage/parking amenities are proposed with this development? At a minimum, bicycle parking and storage locations should be provided and identified on the appropriate design plan.
- 13. Please provide an update on the status of the neighborhood outreach efforts.
- 14. Additional architectural information is required, more specifically the following items should be addressed:
  - a. Provide an exterior finish material schedule which specifies all of the materials called out on Sheets A201-A203
  - b. No mechanical information was provided with the architectural plans. Please provide information on the type and location of proposed HVAC equipment on both the site and architectural plans.
  - c. Provide details for the following architectural features:
    - i. Metal(?) decorative garage screening
    - ii. Unit balcony railing/fencing
    - iii. Pool House in the courtyard and the surround pool area (the latter may need to be detailed on the site plans)
    - iv. Windows and Doors

- v. Any proposed exterior building lighting.
  - d. Please provide proposed floor plans for the upper levels of the chapel.
15. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:
- a. More clearly depict and label the delineated wetlands boundary on all sheets.
  - b. More clearly depict and label the 150' upland review area boundary on all sheets.
  - c. More clearly depict and label the FEMA Special Flood Hazard Area Zone A on all sheets.
  - d. More clearly depict and label any areas of direct wetlands impact on all sheets.
  - e. Please label and more clearly depict the limits of disturbance on all sheets.
  - f. A colorized version (different line colors or readable/ differentiated line types) of sheet LL100 may be best suited to graphically depict the above requested items.
  - g. Please provide a chart on sheet LL100 that summarizes the total square footage/acreage of the following:
    - i. Existing wetlands area in s.f. and proposed work in s.f. in these areas.
    - ii. Existing watercourse areas in s.f. or liner length and proposed work in s.f. in these areas.
    - iii. Existing and proposed 150' upland review area in s.f. and proposed work in s.f. in these areas.
  - h. Please provide both a graphical plan and a chart summarizing the current proposal versus the previous approved plan, with respect to all of the above noted items. This will help to show areas of change or difference between the two projects, especially with respect to the wetlands.
16. Legends are absent on many of the civil sheets. In particular, it would be helpful to include on the S&E control sheet CE101
17. The Erosion and Sediment Control plan provided on sheet CE501 shall be updated to reflect the specifics of this project, location, site details and schedule (i.e. it was pulled from a different project and may not be relevant to the unique specifics of this site and plan). As a reminder, please make sure this plan is consistent with the requirements of 177-63 B.
18. The rectangular object at the SW corner of the parking areas is not labeled or detailed. Please provide details. If it is a structure, or other finished outdoor amenity area, it should be, at a minimum, relocated outside of the wetlands and moved as far out of the floodplain as possible.
19. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the required application for development in the Special Flood Hazard Area Section 177-8 F was not submitted along with the IWW or SDD application.

20. Were alternate discharge locations considered for the westernmost Stormtech underground detention system? If not feasible, additional consideration to altering the orientation/geometry of the discharge riprap pool to at a minimum, be relocated outside of the wetlands. Ideally, this feature should be redesigned to avoid any direct grading or construction impact to the wetlands area.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Wednesday, November 28<sup>th</sup>.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,



Todd Dumais  
Town Planner

C: Mark McGovern, Director of Community Services  
Duane Martin, Town Engineer  
Gina Varano, Assistant Corporation Counsel  
Subject File

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